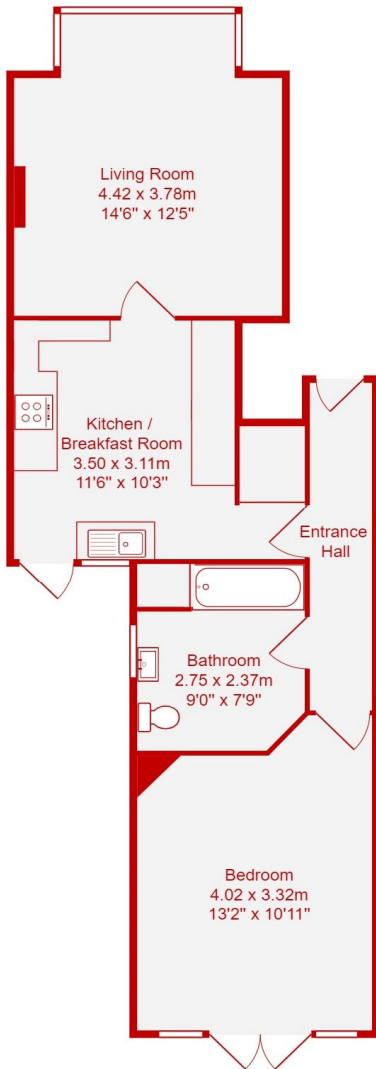




GFF 303 Ditchling Road, Brighton, BN1 6JJ

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Total Area: 55.0 m² ... 592 ft²

All measurements are approximate and for display purposes only.



SUMMARY OF ACCOMMODATION

Ground Floor: Communal Entrance Hall with stairs to first floor & door to: Inner Hallway * Lovely Lounge with bay window to front and Parquet flooring * Double Bedroom with French doors and decorative windows to rear fireplace * Spacious Bathroom with white suite, part tiled walls and double glazed window * Spacious Kitchen fitted with ample base and wall mounted store cupboards, integrated gas hob with extractor hood over and oven, double glazed door to rear garden with lawn, patio area and rear access.

Gas Fired Central Heating CHAIN FREE

Situated in this popular residential just north of the popular Fiveways area and approximately 2 miles from Brighton City Centre and the seafront with its comprehensive recreational facilities, bathing beaches and shopping Centre. There is excellent local shopping close by at Fiveway's including a Baker, Grocer, Coop, Butcher and Post Office. Both Blaker's Park with its children's play area and the 65-acre Preston Park with its tennis courts, bowling greens and cycle track is are within walking distance as is Preston Park railway station. The property is also very conveniently located for easy access to the excellent schools for children of all age groups including the very popular Balfour/Varndean school complex.

Local Information

Downs Jnr/Infant School	0.4 miles
Balfour/Varndean school complex	0.4 miles
Preston Park Station	1.1 miles
Brighton Station Mainline	2.0 miles
Brighton Seafront	2.0 miles

All distances are approx.

Council Tax Band B

Ground Rent & Maintenance £1,353 (2022)

New Lease (to be provided on completion)

Managing Agents - Austin Rees

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	74 C
39-54	E		
21-38	F		
1-20	G		

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www.beaumontsresidential.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.